



PLOT 1, CORSIEHILL

Kinnoull Hill, Perth, PH2 7BN.



PLOT 1, CORSIEHILL

Kinnoull Hill, Perth, PH2 7BN.

Large plot with a Southerly aspect, extending to 0.48 acres with detailed planning consent for a four bedroom house of 308.9Sq. M (3,324 Sq. ft) which is positioned in the highly sought after area of Kinnoull Hill, overlooking Perth, and combines tranquil countryside living with city convenience.

PROPOSED Accommodation:

Ground Floor:

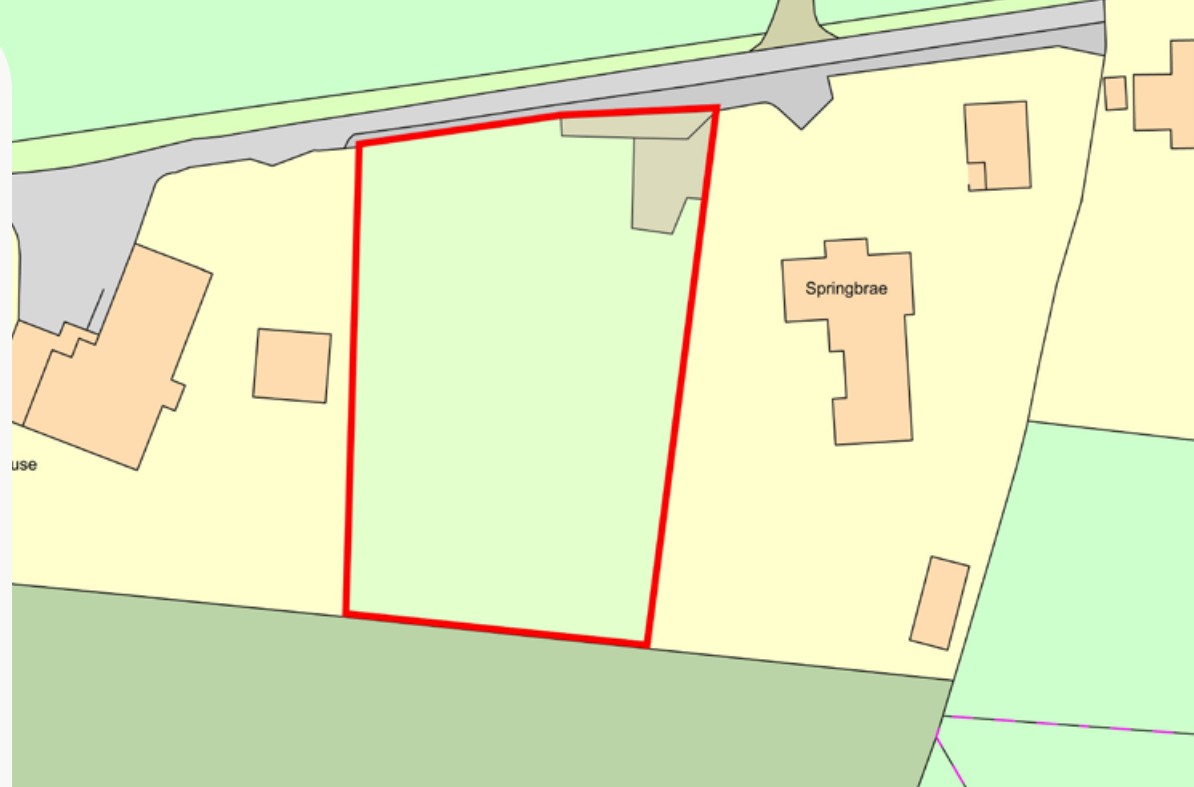
Ground Floor: Hall, Lounge, Dining Room, Living Room, Study, Kitchen/Breakfast/Family Room, Utility Room, Bedroom and Bathroom.

First Floor:

Principal Bedroom with en-suite and Dressing Room, two additional Bedrooms, a Bathroom, and a second en-suite.

Exterior:

Predominantly Laid to Lawn, with a Detached Garage with Store Room.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

PLOT 1, CORSIEHILL

Kinnoull Hill, Perth, PH2 7BN.

SITUATION:

Plot 1 on Corsiehill is a generously sized plot situated in the sought-after area of Kinnoull Hill, Perth. Nestled amidst tranquil woodland, the plot offers a blend of idyllic countryside living with the convenience of proximity to Perth city centre. This prime location provides access to scenic walks, wildlife, and fresh air, while still being close to the hustle and bustle of city life.

Perth is around 22 miles from Dundee, 37 miles of Stirling and around 44 miles of Edinburgh. Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 21.6 miles away, which includes three golf courses, the country club, a shooting school and restaurants. There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The plot is well positioned for convenient access to Scotland's arterial transport networks. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

GENERAL DESCRIPTION:

Plot 1 at Corsiehill Hill was granted full planning consent in 2008 for a contemporary detached house with flexible 4-bedroom accommodation. Details of the planning decision notice (08/02395/FUL) along with plans and additional documentation can be found on the Perth and Kinross Council planning portal (<https://www.pkc.gov.uk/article/14996/View-and-comment-on-planning-applications>). Further planning was approved in 2018 for an alternative layout (18/00535/FLL).

The plot is a generous size, extending to approximately 0.48 acres, accessed by a road shared with a few other, principally domestic properties.

The plot service connection for the electric, water and gas is located on the shared access road, and drainage is via biodisc sewage treatment plant to be installed by the purchaser of the plot.

The proposed property at Plot 1, Corsiehill, Perth, is a spacious and modern family home designed for functionality and comfort. The ground floor features a large living room, an open-plan kitchen/dining/family area, a utility room, a study, a WC, and a generously sized bedroom and family bathroom. The layout prioritises communal and private spaces while ensuring ease of access and practicality. The first floor comprises of a master bedroom with a walk in dressing room and en-suite, two additional bedrooms and a shared family bathroom, making it ideal for larger households.

Externally the house is to sit in an elevated position, with access provided by a private drive. A detached garage is also proposed, providing space for multiple vehicles and additional storage.

With a total floor area of approximately 3308.9Sq. M (3,324 Sq. ft) the house blends traditional aesthetics with modern living to create a versatile and inviting space.

GENERAL REMARKS AND INFORMATION

Viewing

Interested parties can visit the site when in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the ground.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH2 7BN.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

The plot service connection for mains water, gas and electric are located on the shared access road and drainage is to be to a biodisc treatment plant to be undertaken by the purchaser.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD; Tel: 01738 475 000

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

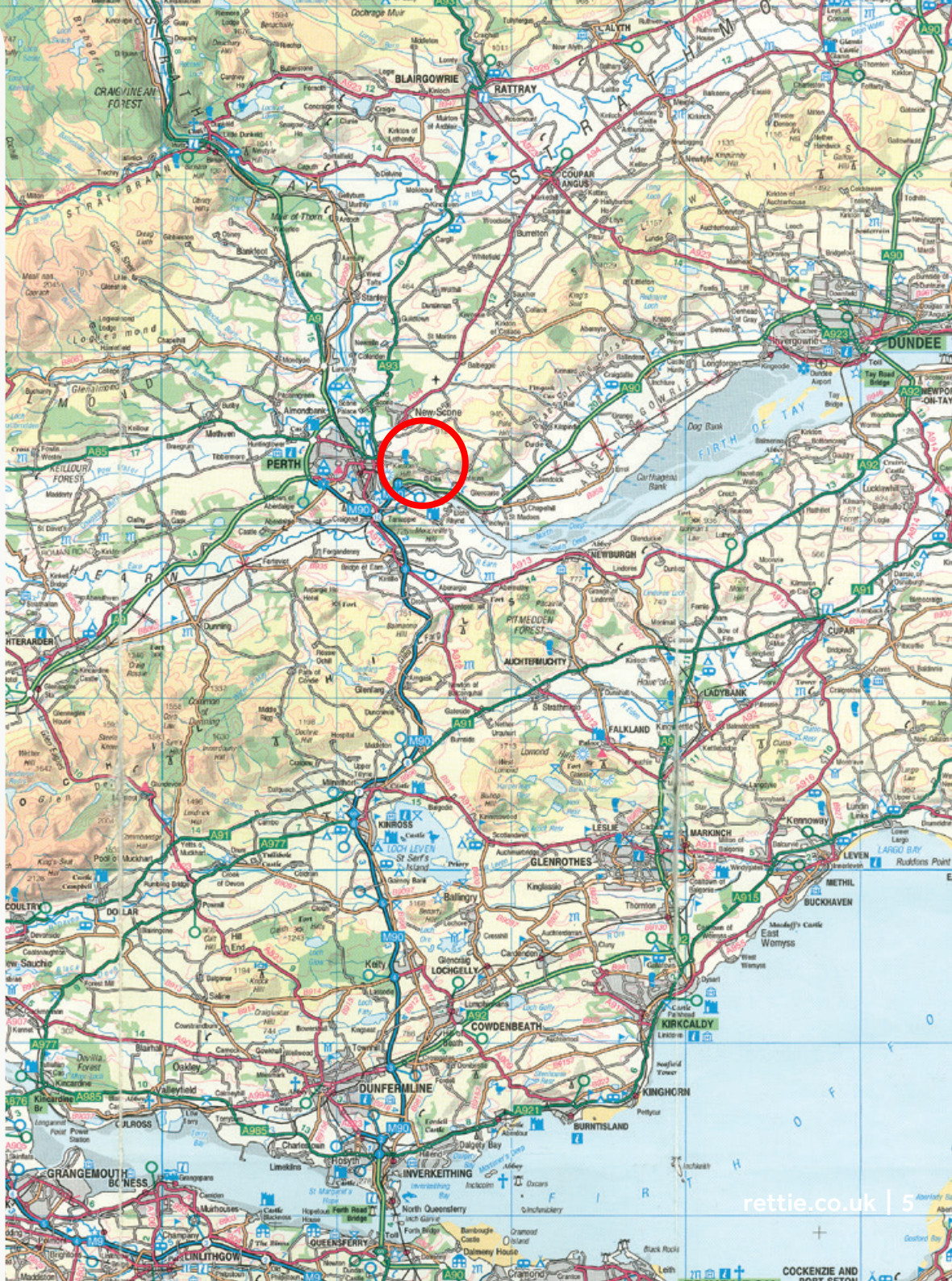
Important Notice

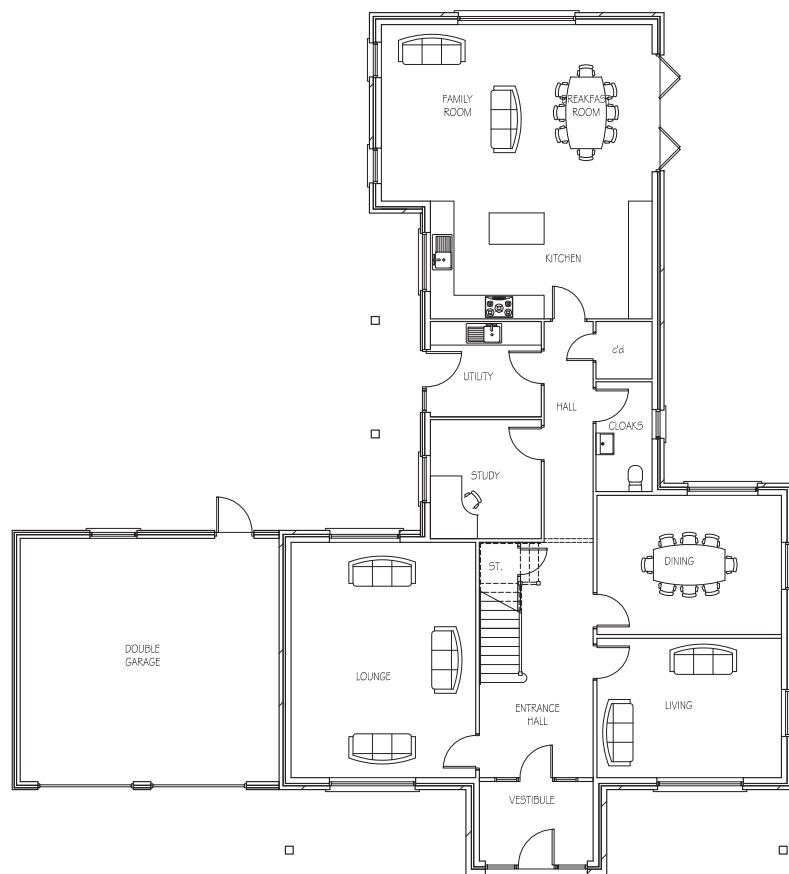
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

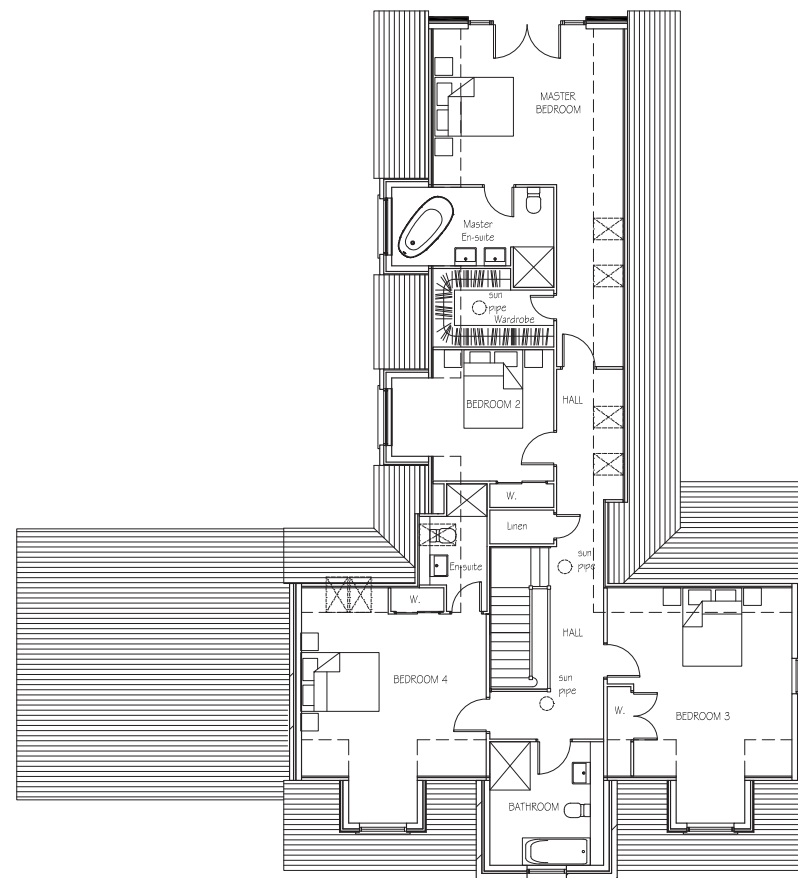
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





GROUND FLOOR



FIRST FLOOR

RETTIE

 0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
 Edinburgh
 EH3 6DH

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

